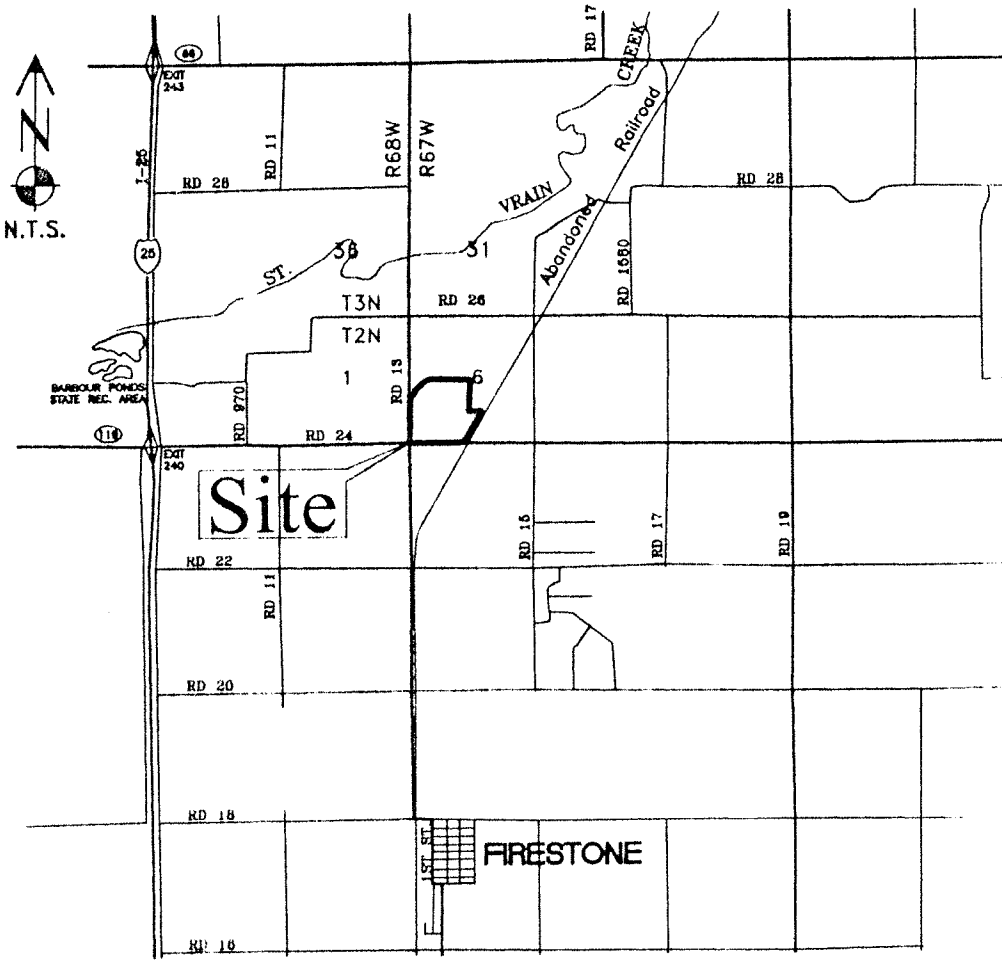


ADDRESSING T-

Final Plat Oak Meadows P.U.D. Filing 1

SW 1/4 Section 6, Township 2 North, Range 67 West of the 6th P.M.,
Town of Firestone, County of Weld, State of Colorado

Sheet 1 of 4



Vicinity Map (n.t.s.)

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: That ST-Firestone, LLC, a Colorado Limited Liability Company, being the owner of that real property more fully described herein as Parcel A and Parcel B, has laid out, subdivided and platted said land as per drawing herein contained under the name and style of Oak Meadows P.U.D. Filing 1, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents does hereby dedicate to the Town of Firestone, Parcel B, Tracts E,H,I, and the streets, avenues and other rights-of-way as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in construction and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities, and/or U.S. West Communications, Inc. which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, and/or U.S. West Communications, Inc. and shall not become the property of the Town of Firestone, Colorado.

IN WITNESS WHEREOF ST-Firestone, LLC has caused its name to be hereunto subscribed this 15th day of December, 1998.

ST-Firestone, LLC
By: James A. Martell
James A. Martell as Managing Member

The foregoing instrument was acknowledged before me this 15th day of December, 1998, by James A. Martell as managing member of ST-Firestone, LLC.

My commission expires June 20, 2000.

Witness my hand and official seal, Notary Public

APPROVALS:
This is to certify that the Plat of Oak Meadows P.U.D. Filing 1 was approved on this 15th day of December, 1998, and that the Mayor of the Town of Firestone, on behalf of the Town of Firestone, hereby acknowledges said Plat of Oak Meadows P.U.D. Filing 1 upon which this certificate is endorsed for all purposes indicated therein.

Notary Public
ATTEST: Town Clerk

ATTORNEY'S CERTIFICATE:
I, James A. Martell, an attorney licensed to practice law in the State of Colorado, certify that I have examined the title to the above described land dedicated to the Town of Firestone, Colorado, and that the parties executing the dedication are the owners thereof in fee simple, and the dedicated land is free and clear of all liens and encumbrances.

James A. Martell
Attorney at Law

CLERK AND RECORDER'S CERTIFICATE:
This plat was filed for record in the office of the Clerk and Recorder at _____ o'clock _____ P.M., this _____ day of _____, 19____ AD and is duly recorded in:

File _____ Film _____ No. _____

Reception Number _____ Fees _____ paid.

By: _____ Recorder Deputy

MORTGAGEE'S CERTIFICATE:
The undersigned, First National Bank, as the beneficiary of two deeds of trust which constitute liens upon the property described herein, recorded in the public records in Book 1598 at Reception No. 2608339, and in Book 1998 at Reception No. 2608341, Weld County, Colorado, hereby consents to the platting of said property and to the dedications stated herein and hereby forever releases the interests so dedicated hereon from the liens created by said deed of trust.

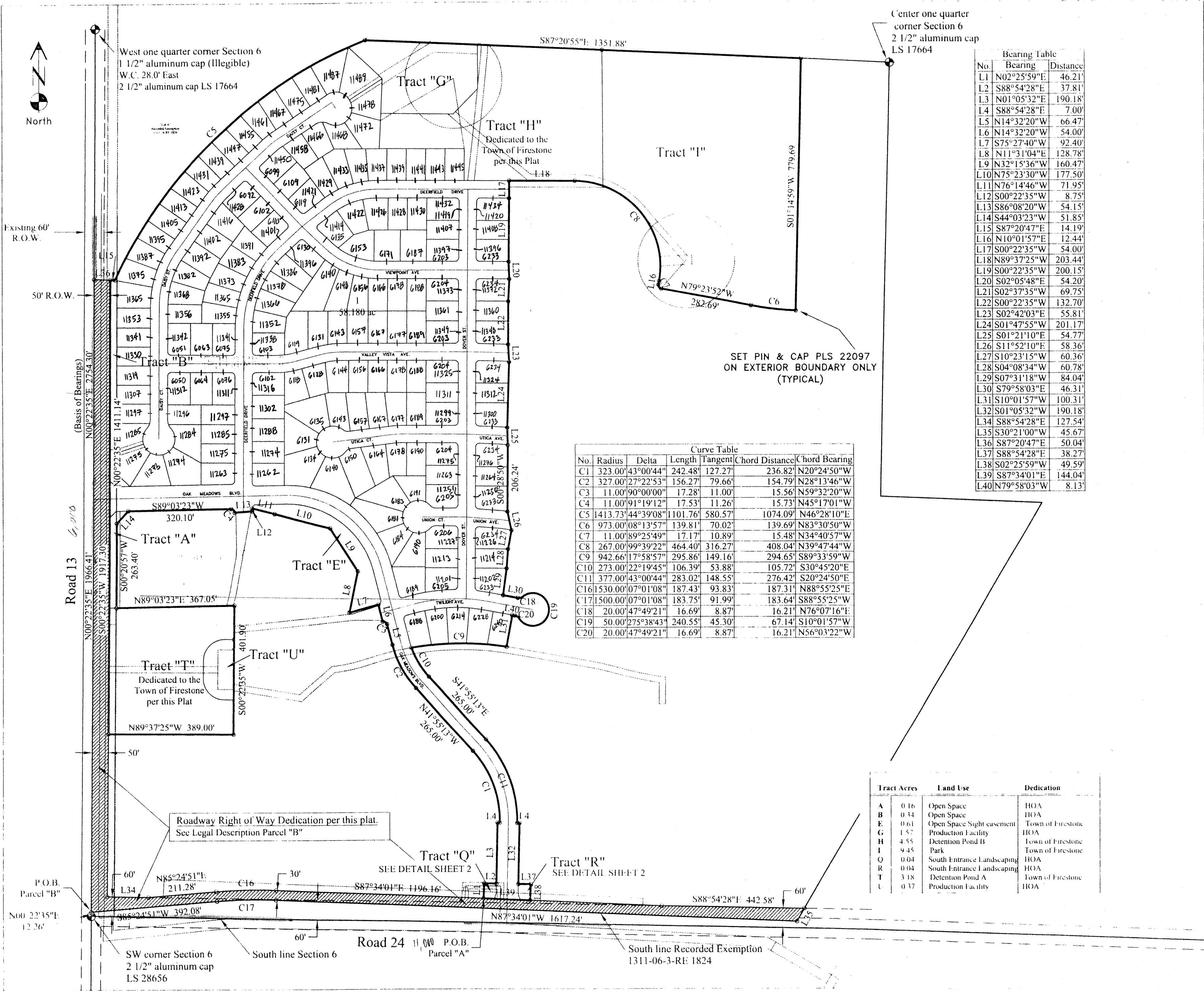
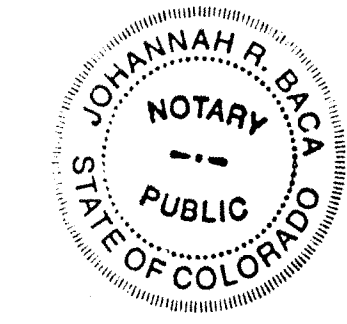
James H. Trupp
First National Bank
155 East Boardwalk
Fort Collins, Colorado 80525
James H. Trupp
Vice-President

The foregoing instrument was acknowledged before me this 9th day of December, 1998 by James H. Trupp.

My commission expires 7-31-00.

Witness my hand and official seal, Notary Public

THESE DRAWINGS ARE THE PROPERTY OF THE SURVEYOR AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THE SURVEYOR.



Bearing Table	
No.	Bearing
1	N02°25'59"E
2	S88°54'28"E
3	N01°05'32"E
4	S88°54'28"E
5	N14°32'20"W
6	N14°32'20"W
7	S75°27'40"W
8	N11°31'04"E
9	N32°15'36"W
10	N75°23'30"W
11	N76°14'46"W
12	S00°22'35"W
13	S86°08'20"W
14	S44°08'20"W
15	S87°20'47"E
16	N10°01'57"E
17	S00°22'35"W
18	N89°37'25"W
19	S00°22'35"W
20	S02°05'48"E
21	S02°37'35"W
22	S02°23'55"W
23	S02°23'55"W
24	S01°47'55"W
25	S01°21'10"E
26	S11°52'10"E
27	S10°23'15"W
28	S04°08'34"W
29	S07°31'18"W
30	S79°58'03"E
31	S10°01'57"W
32	S01°05'32"W
33	S88°54'28"E
34	S30°21'00"W
35	S87°20'47"E
36	S88°54'28"E
37	S87°20'47"E
38	S02°25'59"E
39	S87°34'01"W
40	N79°58'03"E

Curve Table					
No.	Radius	Delta	Length	Tangent	Chord
C1	323.00'	43°00'44"	242.48'	127.27'	236.82'
C2	327.00'	27°22'53"	156.27'	79.66'	154.79'
C3	11.00'	90°00'00"	17.28'	11.00'	15.56'
C4	11.00'	91°19'12"	17.53'	11.26'	15.73'
C5	1413.73'	44°39'08"	1101.76'	580.57'	1074.09'
C6	973.00'	08°13'57"	139.81'	70.02'	139.69'
C7	11.00'	89°25'49"	17.17'	10.89'	15.48'
C8	267.00'	99°39'22"	464.40'	316.27'	408.04'
C9	942.66'	17°58'57"	295.86'	149.16'	294.65'
C10	273.00'	22°19'45"	106.39'	53.88'	105.72'
C11	377.00'	43°00'44"	283.02'	148.55'	276.42'
C12	1530.00'	07°01'08"	187.43'	93.83'	187.31'
C13	1500.00'	07°01'08"	183.75'	91.99'	183.64'
C14	20.00'	47°49'21"	16.69'	8.87'	16.21'
C15	50.00'	27°53'43"	240.55'	45.30'	67.14'
C16	20.00'	47°49'21"	16.69'	8.87'	16.21'

Tract Acres	Land Use	Dedication
A 0.16	Open Space	HOA
B 0.34	Open Space	HOA
C 0.61	Open Space Right of Way	Town of Firestone
D 1.57	Production Facility	HOA
E 4.55	Detention Pond B	Town of Firestone
F 9.45	Park	Town of Firestone
G 0.04	South Entrance Landscaping	HOA
H 0.04	South Entrance Landscaping	HOA
I 3.18	Detention Pond A	Town of Firestone
J 0.17	Production Facility	HOA

NOTES

- The following restrictions apply to building setbacks and heights:
 - All buildings are subject to the setback lines as shown hereon and standard building codes.
 - No buildings or structures are allowed within the circular areas shown as easements for oil and gas facilities.
- The following easements burden the property described and are hereby dedicated:
 - An easement for all public utilities 5 feet in width along side and rear lot lines unless otherwise shown; 10 feet in width along all roadways.
 - All roadways within this subdivision may be used for public utilities. All oil and gas pipelines within the subdivision are to be situated within an easement.
- Access to the property as shown hereon is via Road 13 and 24. All roads within this subdivision have a 54 foot right-of-way width unless otherwise shown hereon.
- This final plat is based on record information, surveys by others and field surveys of those lands as described in Commitment UP387828 issued by Weld County Title Company effective March 5, 1998. Design of lot lines, street configuration and easement placement prepared by Title Applegate, Inc.
- GEOSURV, Inc. relied on Commitment UP387828 issued by Weld County Title Company effective March 5, 1998, for the preparation of this survey plat. This survey plat does not constitute a title search by the surveyor of the property shown and described hereon to determine:
 - Ownership of the tract of land.
 - Compatibility of this description with those of adjacent tracts of land.
 - Rights of way, easements and encumbrances of record affecting this tract of land.
- The Basis of Bearings is the west line of the southwest one quarter of Section 6, Township 2 North, Range 67 West, of the Sixth Principal Meridian, as monumented with an aluminum cap LS 28656 at the south end, and an illegible aluminum cap at the north end, and is assumed to bear N00°22'35"E.
- According to Colorado Law, you must commence any legal action based upon any defect in this survey plat within three years after you first discover such defect. In no event may any action based upon any defect in this survey plat be commenced more than ten years from the date of the certification shown hereon.
- Any person, who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to Section 18-6-4-508, C.R.S.
- These premises are subject to any and all easements, rights of way, variances and/or agreements as of record may appear.
- The Initial Installation of improvements, including water system, sanitary sewer systems, gas service, electric service, grading and landscaping, storm sewer systems, curbs and gutters, street pavement and sidewalks shall not be the responsibility of the town, unless specifically agreed to by the town in writing.
- Access and maintenance of oil and gas facilities by Petrolia Oil and Gas Corporation and Duke Energy (or their successors and assigns) within Tract G and Tract U is allowed.

LEGAL DESCRIPTION

Parcel A
A tract of land situated in the southwest one quarter of Section 6, Township 2 North, Range 67 West, of the Sixth Principal Meridian, Town of Firestone, County of Weld, State of Colorado, described as follows:
The Basis of Bearings is the west line of the southwest one quarter of Section 6, Township 2 North, of the Sixth Principal Meridian, as monumented with an aluminum cap PLS 28656 at the south end, and an illegible aluminum cap at the north end, and is assumed to bear N00°22'35"E a distance of 2754.30 feet.
Commencing at the southwest corner of said Section 6; Thence N87°39'48"E a distance of 1219.50 feet to the northern right of way line of Road 24, said point being the southeasterly corner of Oak Meadows and the POINT OF BEGINNING;
Thence N 02°25'59" E a distance of 46.21 feet;
Thence S 88°54'28" E a distance of 37.81 feet;
Thence N 01°05'32" E a distance of 190.18 feet;
Thence S 88°54'28" E a distance of 7.00 feet to a point of curvature;
Thence along the arc of a curve to the left a distance of 242.48 feet, said curve having a radius of 323.00 feet, a delta angle of 43°00'44" and a chord distance of 236.82 feet which bears N 20°24'50" W to a point of tangency;
Thence along the arc of a curve to the right a distance of 156.27 feet, said curve having a radius of 327.00 feet, a delta angle of 27°22'53" and a chord distance of 154.79 feet which bears N 28°13'46" W to a point of tangency;
Thence N 14°32'20" W a distance of 66.47 feet to a point of curvature;
Thence along the arc of a curve to the left a distance of 17.28 feet, said curve having a radius of 11.00 feet, a delta angle of 90°00'00" and a chord distance of 15.56 feet which bears N 59°32'20" W to a point of non tangency;
Thence N 14°32'20" W a distance of 54.00 feet;
Thence S 75°27'40" W a distance of 92.40 feet;
Thence N 11°31'04" E a distance of 128.78 feet;
Thence S 32°15'36" W a distance of 160.47 feet;
Thence N 75°23'30" W a distance of 177.50 feet;
Thence N 76°14'46" W a distance of 71.95 feet;
Thence S 00°22'35" W a distance of 8.75 feet;
Thence S 86°08'20" W a distance of 54.15 feet, to a point of non tangent curvature;
Thence along the arc of a curve to the left a distance of 17.53 feet, said curve having a radius of 11.00 feet, a delta angle of 91°19'12" and a chord distance of 15.73 feet which bears N 45°17'01" W, to a point of tangency;
Thence S 89°03'23" W a distance of 320.10 feet;
Thence S 44°03'23" W a distance of 51.85 feet;
Thence S 00°20'57" W a distance of 263.40 feet;
Thence S 89°03'23" E a distance of 367.05 feet;
Thence S 00°22'35" W a distance of 401.80 feet;
Thence N 89°37'25" W a distance of 389.00 feet, to a point on the easterly right of way line of Road 13;
Thence N 00°22'35" E, along said easterly right of way line, a distance of 1411.14 feet;
Thence S 87°20'47" E, departing said right of way line, a distance of 14.19 feet to a point of non tangent curvature;
Thence along the arc of a curve to the left a distance of 1101.76 feet to a point on the north line of the southwest one quarter of said Section 6, said curve having a radius of 1413.73 feet, a delta angle of 44°39'08" and a chord distance of 1074.09 feet which bears N 46°28'10" E;
Thence S 87°20'47" E, along said north line, a distance of 1351.88 feet;
Thence S 01°14'58" W, departing said north line, a distance of 779.69 feet to a point of non tangent curvature;
Thence along the arc of a curve to the right a distance of 139.81 feet to a point of tangency, said curve having a radius of 973.00 feet, a delta angle of 8°13'57" and a chord distance of 139.69 feet which bears N 83°40'57" W;
Thence N 79°58'03" E a distance of 58.16 feet to a point of curvature;
Thence along the arc of a curve to the right a distance of 17.17 feet to a point of tangency, said curve having a radius of 11.00 feet, a delta angle of 89°25'49" and a chord distance of 15.48 feet which bears N 34°40'57" W;
Thence N 10°01'57" E a distance of 12.44 feet to a point of curvature;
Thence along the arc of a curve to the left a distance of 464.40 feet to a point of tangency, said curve having a radius of 267.00 feet, a delta angle of 99°39'22" and a chord distance of 408.04 feet which bears N 39°47'44" W;
Thence N 89°37'25" W a distance of 203.44 feet;
Thence S 00°22'35" W a distance of 54.00 feet;
Thence S 00°22'35" E a distance of 200.15 feet;
Thence S 02°05'48" E a distance of 54.20 feet;
Thence S 02°37'35" W a distance of 69.75 feet;
Thence S 02°23'55" W a distance of 132.70 feet;
Thence S 02°23'55" W a distance of 55.81 feet;
Thence S 10°23'15" W a distance of 60.36 feet;
Thence S 04°08'34" W a distance of 60.78 feet;
Thence S 07°31'18" W a distance of 132.70 feet;
Thence S 02°42'03" E a distance of 55.81 feet;
Thence S 01°47'55" W a distance of 201.17 feet;
Thence S 01°21'10" E a distance of 54.77 feet;
Thence S 02°28'50" W a distance of 208.24 feet;
Thence S 11°52'10" E a distance of 58.36 feet;
Thence S 10°23'15" W a distance of 60.36 feet;
Thence S 04°08'34" W a distance of 60.78 feet;
Thence S 07°31'18" W a distance of 132.70 feet;
Thence S 02°42'03" E a distance of 55.81 feet to a point of non tangent curvature;
Thence along the arc of a curve to the left a distance of 16.69 feet to a point of tangency, said curve having a radius of 20.00 feet, a delta angle of 47°49'21" and a chord distance of 16.21 feet which bears N 76°07'16" E;
Thence along the arc of a curve to the right a distance of 240.55 feet to a point of tangency, said curve having a radius of 50.00 feet, a delta angle of 27°53'43" and a chord distance of 67.14 feet which bears S 10°01'57" W;
Thence along the arc of a curve to the left a distance of 16.69 feet to a point of non tangency, said curve having a radius of 20.00 feet, a delta angle of 47°49'21", a chord distance of 16.21 feet which bears N 58°03'22" W;
Thence N 79°58'03" W a distance of 8.13';
Thence S 10°01'57" W a distance of 100.31 feet to a point of non tangent curvature;
Thence along the arc of a curve to the left a distance of 100.31 feet to a point of non tangent curvature, said curve having a radius of 942.66 feet, a delta angle of 17°58'57" and a chord distance of 294.65 feet which bears S 89°33'59" W;
Thence along the arc of a curve to the left a distance of 106.39 feet to a point of tangency, said curve having a radius of 273.00 feet, a delta angle of 22°19'45" and a chord distance of 105.72 feet which bears S 30°45'11" E;
Thence S 41°55'13" E a distance of 265.00 feet, to a point of curvature;
Thence along the arc of a curve to the right a distance of 285.02 feet to a point of tangency, said curve having a radius of 377.00 feet, a delta angle of 43°00'44" and a chord distance of 278.42 feet;
Thence S 88°54'28" E a distance of 7.00 feet;
Thence S 01°05'32" W a distance of 190.18 feet;
Thence S 88°54'28" E a distance of 38.27 feet;
Thence S 02°25'59" W a distance of 49.59 feet to a point on the northerly right of way line;
Thence N 87°34'01" W, along said northerly right of way line, a distance of 144.04 feet to the POINT OF BEGINNING.

Containing 58.180 acres, more or less.

Together with the following described parcel for roadway right of way purposes

Parcel B
Commencing at the southwest corner of said Section 6; Thence N 00°22'35" E along the north line of said Section 6, a distance of 12.26 feet to the southwesterly corner of Recorded Exemption 1311-06-3-RE 1824, said point being the POINT OF BEGINNING;
Thence N 00°22'35" E continuing along said west line of Section 6 a distance of 1968.41 feet;
Thence S 87°20'47" E a distance of 50.04 feet;
Thence S 00°22'35" W a distance of 1917.30 feet;
Thence S 88°54'28" E a distance of 127.54 feet;
Thence N 85°24'51" E a distance of 211.28 feet to a point of curvature;
Thence along a curve to the right a distance of 187.43 feet to a point of tangency, said curve having a radius of 1530.00 feet, a delta angle of 7°01'08" and a chord distance of 187.31 feet, which bears N 80°55'25" E;
Thence S 87°34'01" E a distance of 1196.16 feet;
Thence S 88°54'28" E a distance of 442.58 feet;
Thence S 30°21'00" W a distance of 45.67 feet;
Thence N 87°34'01" W a distance of 1817.24 feet to a point of curvature;
Thence along a curve to the left a distance of 183.75 feet to a point of tangency, said curve having a radius of 1500.00 feet, a delta angle of 7°01'08" and a chord distance of 183.64 feet which bears S 88°55'25" W;
Thence S 85°24'51" W a distance of 392.08 feet to the Point of Beginning.

Containing 3.806 acres, more or less.

Said parcels being subject to any and all easements, rights of way variances and/or agreements as of record may appear.

SURVEYOR'S CERTIFICATE:
I, E.J. Grabowski, a Professional Land Surveyor registered in the State of Colorado, do hereby certify that this plat of Oak Meadows P.U.D. Filing 1 truly and correctly represents the results of a survey made by me or under my direct responsibility, supervision and checking, and that said plat accurately and properly shows said subdivision and complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said Statute have been placed on the ground.

E.J. Grabowski
PLS 22097

22097
12-01-98

NO. 12097
12-01-98

Revisions By
1 02/15/98 ddc
2 10/05/98 ddc
3 12/06/98 ddc

Comments
Firestone Review
Firestone Review
Light Comments

Land Surveying and Mapping
520 STACY C LAFAYETTE
PH 303 666 0370